



Tom Parry

Bryn Tirion , Harlech, LL46 2YT

Guide price £30,000

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FOR SALE BY MODERN METHOD OF AUCTION : STARTING BID PRICE £30,000 PLUS RESERVATION FEE.

Once in a lifetime, an opportunity will arise to purchase the most unusual property in an idyllic area of historic Harlech....this is it!

Dating from 1841 and Grade II listed, Bryn Tirion is a quaint, compact gem and a wonderful opportunity to be creative from a blank-canvas. Perhaps you are looking for the chance to purchase a cosy little home, or a unique holiday let in "shepherd's hut" style - here it is. Or the most unusual workplace? Or perhaps the space to unwind and re charge your batteries away from everyday life....Bryn Tirion could be many things to many people....what will you do with it?

Located in the heart of Harlech, steeped in history and natural beauty, you'll be surrounded by the charm of this enchanting coastal town. With its famous castle, breathtaking views of the Snowdonia National Park, and easy access to stunning sandy beaches, Harlech offers a unique backdrop for your renovation project of this tiny whimsical haven.

Early viewings are highly recommended.

GENERAL INFORMATION

Total property measures 4.62m (l) x 3.30m (w) x 5.23m (h).

Stone floor, two windows to front and door.

Approximately 50 years ago the property was inhabited. More recently however it has been used as a store/workshop and currently does not have any services connected.

The views from the front of Bryntirion are outstanding - far reaching over the town of Harlech, towards the Castle, Cardigan Bay and the Snowdonia Mountain Range.

LOCATION

Harlech boasts a magnificent cliff top castle and cultural centre, together with numerous artisan shops, cafes and restaurants. Harlech's pretty stone houses and shops along the high street offer a unique opportunity to live in an Area of Outstanding Natural Beauty in Snowdonia National Park. The Cambrian Coastline railway provides excellent links to nearby towns including Porthmadog and Barmouth with regular services to the Midlands and beyond.

IMPORTANT INFORMATION

This property is for sale by "Merseyside & Cheshire North Wales Property Auction "powered by iam-sold Ltd" AUCTIONEERS COMMENTS "This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited. This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance. The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty

liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded. This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300.00 including VAT towards the preparation cost of the pack, where it has been provided by iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change. Referral Arrangements The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you" TO VIEW OR MAKE A BID contact Tom Parry 01766780883 or visit www.tomparry.co.uk







NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

